

PRE-ELECTION ESTIMATES

Menahga School District No. 821

Analysis of Tax Impact for Potential Bond Issue
May 9, 2017 Election

March 7, 2017

* If Question 1 is approved, the District will prepay the 2010 and 2012 lease purchase agreements, totaling \$1,703,644, to help offset the tax impact to property owners.

** If Question 2 is approved, the District will reduce other unequalized property tax levies to offset the impact to property owners.

*** The estimated tax impact includes principal and interest payments on the new bonds. Tax increases shown below are gross increases, not including the impact of the state Homeowner's Homestead Credit Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

For agricultural homestead property, a value of \$100,000 was assumed for the house, garage, and one acre.

	Question 1*	Question 2**		
Bond Issue Amount	\$29,720,000	\$5,000,000	Annual Underlevy	Net Tax Increase
Estimated Capitalized Interest to be Paid from Bond Proceeds	\$631,550	\$106,250		
Payoff of 2010 and 2012 Lease Purchase Agreements	-\$1,703,644			
Estimated Annual Underlevy to Offset Additional Tax Impact			-\$99,400	
Number of Years/Debt Service Tax Levies	20		20	

Type of Property	Estimated Market Value	Estimated Tax Impact, Payable 2018***			
Residential Homestead	\$50,000	\$82	\$9	-\$9	\$0
	60,000	98	11	-11	0
	70,000	115	13	-13	0
	75,000	123	14	-14	0
	80,000	136	15	-15	0
	100,000	196	22	-22	0
	125,000	270	30	-30	0
	150,000	344	39	-39	0
	250,000	642	72	-72	0
Commercial/Industrial	\$50,000	\$205	\$23	-\$23	\$0
	100,000	409	46	-46	0
	200,000	886	100	-100	0
	500,000	2,522	285	-285	0
Agricultural Homestead #	\$250,000	\$400	\$45	-\$45	\$0
	500,000	741	84	-84	0
	750,000	1,082	122	-122	0
	1,000,000	1,423	161	-161	0
Agricultural Non-Homestead (dollars per acre)	\$1,000	\$2.73	\$0.31	-\$0.31	\$0.00
	1,500	4.09	0.46	-0.46	0.00
	1,750	4.77	0.54	-0.54	0.00
	2,000	5.45	0.62	-0.62	0.00
	2,500	6.82	0.77	-0.77	0.00
Seasonal Recreational Residential	\$50,000	\$136	\$15	-\$15	\$0
	75,000	205	23	-23	0
	100,000	273	31	-31	0
	250,000	682	77	-77	0
	500,000	1,364	154	-154	0